



PH11.14.7

LYTTON PARK RESIDENTS' ORGANIZATION INC.
Box 45031, 2482 Yonge Street
Toronto, M4P 3E3

lyttonparkresidentsorg@gmail.com

15 December 2019

Chair Ana Bailao and Members, Planning and Housing Committee, City of Toronto
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins, phc@toronto.ca

Dear Chair Ana Bailao and Members, Planning and Housing Committee:

PH11.14 Committee of Adjustment Applications Analyses and Service Improvements

Lytton Park Residents' Organization echoes the report submitted to your Committee by FoNTRA on December 10, 2019, and their recommendation:

that the review recommended by the Special Committee on Governance (GV5.1) to be undertaken "in partnership with a post-secondary institution" be a comprehensive End to End Review focused on outcomes, as referenced in the FoNTRA report; "Minor" Residential Planning and Development Decision-Making in Toronto, and that residents be consulted in the review

In our neighbourhood, we have seen many examples of a single-family home that conforms to the character of the majority of homes on a street, being demolished and then replaced with a higher, longer, single-family home that is out-of-character for the neighbourhood. If the North York Committee of Adjustment refuses the developer's requests for excessive variances to zoning by-laws, the developer then appeals to the OMB/LPAT Tribunal. The developer hires experienced planners and lawyers, who are often well known to the Tribunal. The residents who will be living near to the proposed out-of-character house are normally not experienced in putting forth legal and planning arguments to the Tribunal. They do see, however, that the request for variances in the plans being proposed will result in a building that will jut higher over their home, will intrude far back into their backyard living space, and will be a jarring contrast to the rest of the homes on the street.

Sincerely,
Maureen Kapral
Vice-President, LPRO

c: Gregg Lintern, Chief Planner & Executive Director, City Planning Division, gregg.lintern@toronto.ca
Michael Mizzi, Director, Zoning and Committee of Adjustment, michael.mizzi@toronto.ca
Joe Nanos, Director, Community Planning, North York District, joe.nanos@toronto.ca
Will Johnston, Executive Director, Toronto Building Division, will.johnston@toronto.ca